

# Public Hearing and Worksession

<b>Agenda Item #</b>	1 and 3
<b>Meeting Date</b>	5 March 2007
<b>Prepared By</b>	Iлона Blanchard Senior Planner
<b>Approved By</b>	Barbara B. Matthews City Manager

<b>Discussion Item</b>	Proposed Urciolo Development (#820070110) - Eastern and Laurel Avenues
<b>Background</b>	<p>Mr. John Urciolo of Urciolo Properties, LLC proposes to develop a three-story commercial building at the intersection of Laurel and Eastern Avenue. The proposed project is named Gilbert and Wood (#820070110).</p> <p>The project was submitted to M-NCPPC on January 1, 2007 for Site Plan Review. The Site Plan will be reviewed by the M-NCPPC Development Review Committee (DRC) on May 7, 2007 at which time plan review comments on the project will be provided to Urciolo Properties, LLC. This public hearing and worksession are being held in preparation for the DRC meeting. The comments provided by the Council during the worksession will be forwarded to the DRC and are an important component of the review process.</p> <p>The proposal will be presented to Council for comments at least one additional time prior to the Planning Board Hearing. The City's recommendation will be included in the Park and Planning Staff Report to the Planning Board. All interested parties may offer testimony at the Planning Board Hearing.</p> <p>The proposal includes demolishing "the shed" structure which is located in the shell of a building destroyed by fire several years ago and the temporary structure to the rear of 6901 Laurel Avenue (occupied by Pizza Movers). Urciolo Properties, LLC proposes a new building to be located between the Pizza Movers building and 6909 Laurel (occupied by the Post Office). The adjoining buildings (6901 and 6909) are to remain in place. The proposed building will include two floors fronting Laurel to be developed as a second story restaurant with ground floor retail spaces and an unspecified use on a lower level which will front Eastern Avenue.</p> <p>This redevelopment will include improvements to the parking area currently serving Takoma Metro Shopping Center, additional parking spaces, and improvements to the Laurel Avenue/Carroll Avenue intersection circulation. The proposal adds an egress to the lot via Eastern Avenue and limits the existing alley connection to Laurel Avenue as an access only.</p> <p>No changes to the streetscape on Eastern Avenue or Laurel Avenue are proposed.</p> <p>The proposed building site is in the Old Town commercial district and abuts the District of Columbia and the Westmoreland Area Community Organization neighborhood. Adjacent properties on the southeast side of the site are zoned single family but contain multiple apartments. The properties to the north and northeast of</p>

the site are multistory commercial including office, retail, and prior restaurant uses. The proposed project will face the church across Laurel Avenue on the western side, and a church activity center in the District of Columbia across Eastern Avenue on the southern side. The site is a gateway to Maryland, Takoma Park, and Old Takoma and is zoned C-1 with a Commercial Revitalization Overlay Zone.

The proposed project will add 6,750 square feet of retail and 2,700 square feet of patron restaurant use, both of which are permitted by right on the site.

The property currently contains 4,500 sf office, 6,750 sf of retail and 480 sf of patron restaurant in several buildings fronting on Laurel Avenue.

Urciolo Properties, LLC proposes to build a three-story building (one floor below grade on Laurel Avenue) with approximately 5,500 sf per floor. The building would be 29 feet in height on Laurel Avenue, and include an atrium entrance on Eastern Avenue. A redesigned parking lot would be constructed with new green space that includes scarlet oak and kwanzan cherry trees, shrubbery, and three new light poles. A ramped egress to Eastern Avenue would be located in the rear. The proposed site plan provides a total of 82 spaces.

The applicant has provided a parking tabulation that includes credits for shared use of the parking lot and credits for proximity to the Metro station. Staff has requested clarification on the County regulations regarding the credits.

The proposed stormwater system includes biofilter stormwater quality treatment, a green roof and an upgrade to the connection to the City stormwater system. The City Engineer has approved the Stormwater Management Concept.

The developer and their engineer have met with City staff. The developer will not be asked to provide an application for a stormwater permit, a tree protection plan, or a tree removal plan until they have an approved site plan.

### **Commercial Revitalization Overlay Zone**

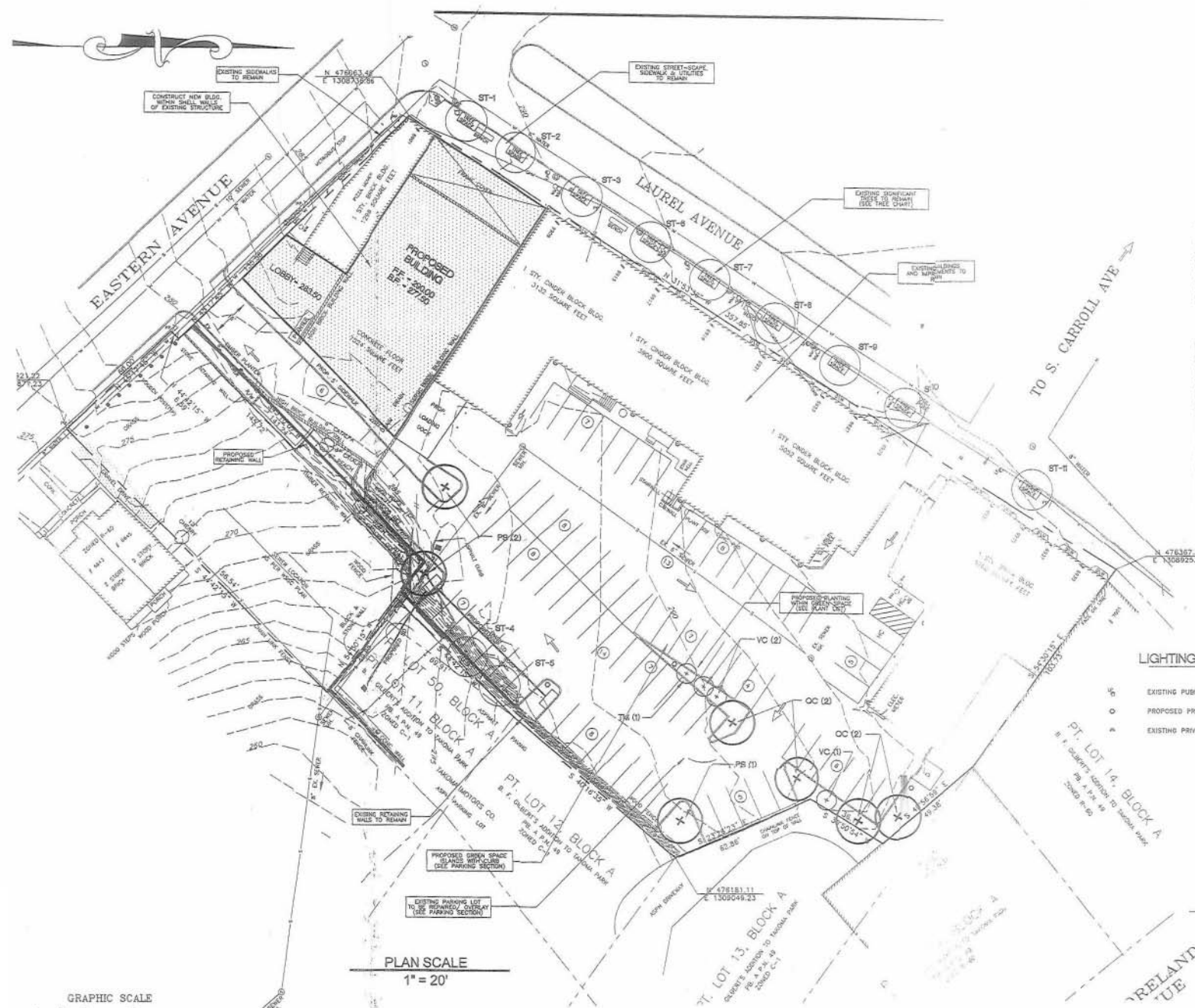
The purpose of the Takoma Park/East Silver Spring commercial revitalization overlay zone is to:

- (1) Foster economic vitality and attractive community character in areas needing revitalization;
- (2) Promote an enhanced pedestrian environment and an improved circulation system to pedestrians and bicycles as well as motor vehicles;
- (3) Ensure consistency with the master plan vision for specific existing commercial areas;
- (4) Provide for the combination of residential with commercial uses.

The procedures for Planning Board approval under Section 59-D-3.4 are modified for this overlay zone to require the following additional findings:

	<p>(a) the site plan is consistent with the recommendations in the applicable master or sector plan for the area,</p> <p>(b) the site plan meets all of the purposes and requirements of this overlay zone as well as the applicable requirements of the underlying zone;</p> <p>(c) and each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development</p> <p><b>Takoma Park 2000 Master Plan Vision</b></p> <p>The vision for Takoma Old Takoma is of a village center with a traditional small town charm, providing unique stores and services to both nearby neighborhoods and to regional visitors.</p> <p><b>Takoma Park 2000 Master Plan Recommendations</b></p> <p>The Takoma Park Master Plan includes the following recommendations for this commercial area:</p> <ul style="list-style-type: none"> <li>• Support maintenance of the low scale, small town, historic character of the area.</li> <li>• Reduction of building setbacks at the time of Site Plan Review, to provide for consistency with an existing building line of street-oriented retail.</li> <li>• Inclusion of street-oriented commercial uses on the first floor of all buildings . . . to realize the City's economic development goals.</li> <li>• Improved permeability of surface parking areas with green space that increases infiltration.</li> <li>• Flexibility concerning the waiver of parking standards in commercial areas, subject to current waiver procedures.</li> </ul>				
<b>Policy</b>	<p>The Memorandum of Understanding between the City and the Planning Board establishes a coordinated review process for subdivision and site plan applications in Takoma Park. All development of commercial property in the City greater than 1,000 square feet is required to go through the site plan review process. All properties that have proposed buildings across property must go through subdivision for consolidation.</p> <p>A two-thirds majority vote of the Planning Board is required to take any action relating to land use planning within the City that is contrary to a Resolution of the Mayor and City Council.</p>				
<b>Fiscal Impact</b>	<table> <tr> <td>Levy Year 2007 (7/1/07) Assessment</td> <td>\$2,726,000</td> </tr> <tr> <td>Estimated Levy Year 2007 Takoma Park property taxes</td> <td>\$17,200 (a)</td> </tr> </table>	Levy Year 2007 (7/1/07) Assessment	\$2,726,000	Estimated Levy Year 2007 Takoma Park property taxes	\$17,200 (a)
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	<p>Estimated Assessment AFTER proposed improvements \$6,026,900 (b)</p> <p>Estimated Takoma Park Taxes AFTER proposed improvements \$37,900 (a)</p> <p>(a) Assumes current tax rate of 63¢ per \$100 assessment</p> <p>(b) Assumes value of \$200 per square foot for added commercial space</p>
<b>Attachments</b>	<p>(a) Site Plan</p> <p>(b) Landscaping and Lighting Plan</p>
<b>Recommendation</b>	Solicit comments from the community during the Public Hearing, consider staff recommendations, and provide feedback on the proposed development
<b>Special Consideration</b>	The location, massing, height, and architectural details for the proposed building have been approved by Montgomery County's Historic Preservation Commission.



# FOREST CONSERVAT

LOT 53, BLOCK A, QUENT & W

NET TRACT AREA:

- A. Total tract area
- B. Land dedication areas (park, county facility, etc)
- C. Land dedication for roads or utilities (not bath area to remain in agricultural/agricultural zone)
- D. Other dedications (specialty)
- E. Net Tract Area

LAND USE CATEGORY: (from Forest Technical Manual)  
 Input the number "1" under the app  
 that is very area within.

G. Afforestation threshold  
 H. Conservation threshold

EXISTING FOREST COVER:

- I. Existing forest cover
- J. Area of forest above afforestation threshold
- K. Area of forest above conservation threshold
- L. Break even point

M. Forest retention above threshold with no mitigation  
 N. Chaining permitted without mitigation

PROPOSED FOREST CLOSING:

- O. Total area of forest to be cleared
- P. Total area of forest to be retained

PLANTING REQUIREMENTS:

- Q. Reafforestation for clearing above conservation to credit for retention above conservation threshold
- R. Total reforestation required
- S. Total afforestation required
- T. Credit for landscaping (may not exceed 20% of total reforestation and afforestation required)

## NOTES

1. THE 0.25 ACRE PLANTING REQUIREMENT IS TO BE SATISFIED BY OFF-SITE PLANTING OR AGREEMENT.
2. SEE SHEET C-5 FOR LANDSCAPE PLANTING DETAILS AND SIGNIFICANT TREE & PROPOSED PLANT LISTS.
3. SEE SHEET C-6 FOR LIGHTING DETAILS, LISTS AND SPECIFICATIONS.
4. ALL LIGHTING SYSTEMS WITHIN THE PUBLIC STREET RIGHT-OF-WAY ARE TO REMAIN.

## LIGHTING LEGEND

- EXISTING PUBLIC LIGHT POLE
- PROPOSED PRIVATE LIGHT POLE
- EXISTING PRIVATE BUILDING LIGHT PACE

## PLANTING LEGEND

- ST-B
- EXISTING SIGNIFICANT TREE
- PROPOSED TREE
- PROPOSED SHRUB

## APPLICANT

URCOLD PROPERTIES, LLC  
 C/O MR. JOHN R. URCOLD  
 1825 LAUREL AVENUE, SUITE 100  
 TARDON, PARK, MARYLAND 20912  
 PH: 202-270-4442

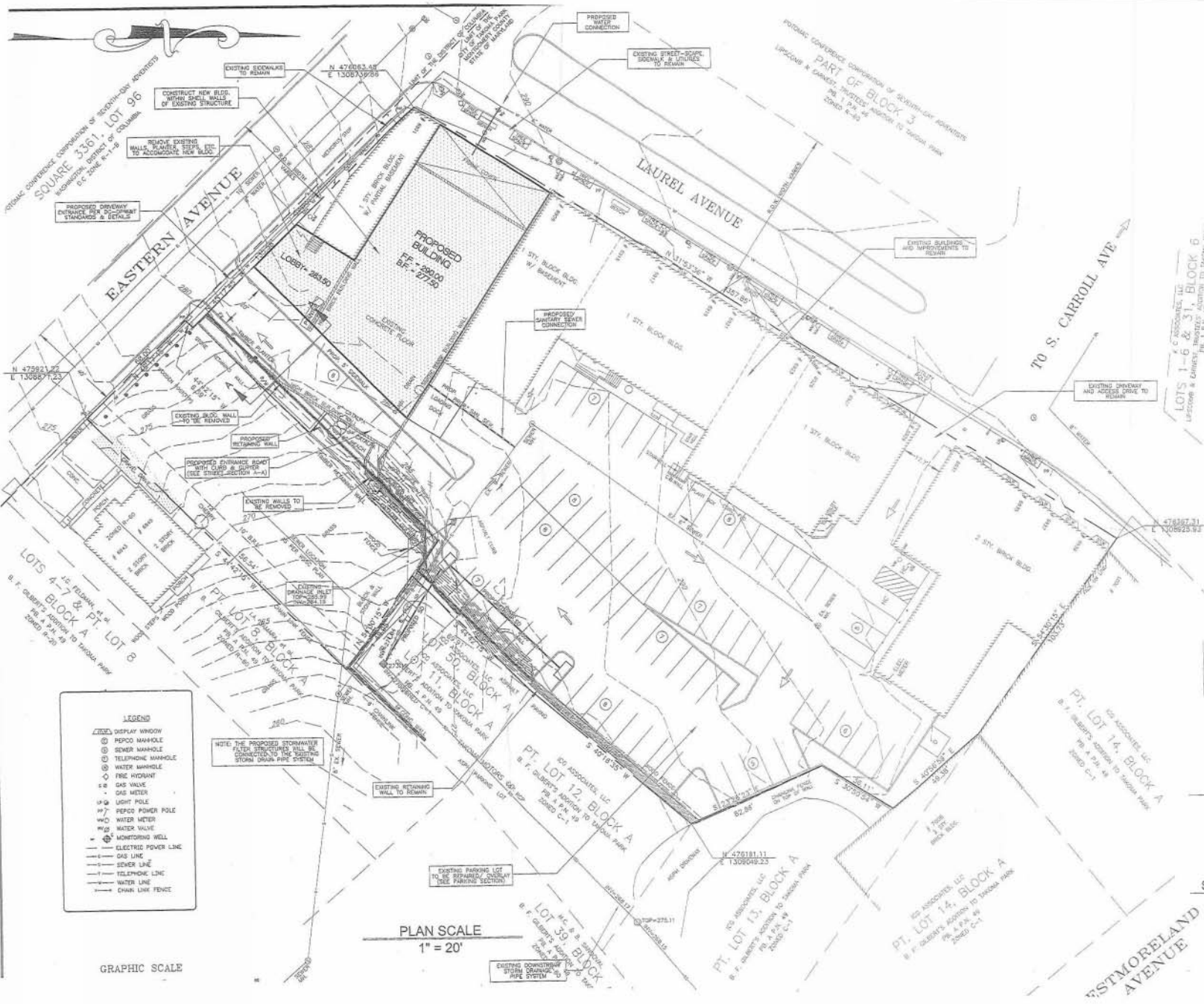
## OWNER/DEVELOPER CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES AND REQUIREMENTS OF THIS PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

BY: URCOLD PROPERTIES, LLC

DATE: \_\_\_\_\_ JOHN R. URCOLD

LOT 53, BLOCK A	
GILBERT & WOOD	
B.F. GILBERT'S ADDITION TO	
MONTGOMERY COUNTY	
ELECTION DISTRICT NO. 13	
MONTGOMERY COUNTY, MARYLAND	
DATE	REVISION
12-11-08	SHIRLEY L. LUTY
SCALE	



GENERAL NOTES

1. DEVELOPMENT PROPOSAL IS FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING IN THE C-1 ZONE. THIS BUILDING IS TO BE CONSTRUCTED WITHIN THE "SHELL" OF AN OLD STRUCTURE, WHICH WAS DESTROYED BY FIRE SEVERAL YEARS AGO.
2. TOTAL AREA OF PROPERTY = 1.62N ACRES.
3. A WHOLE SUBDIVISION PLAN IS BEING PROCESSED FOR RECONSTRUCTION.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD-RUN SURVEY DATED JANUARY, 2002 BY MADDUX ENGINEERS & SURVEYORS, INC.
5. THIS PROPERTY IS SERVED BY A PUBLIC WATER AND SEWER SYSTEM WITH NEW CONNECTIONS TO BE PROVIDED BY THE W.S.S.C.
6. AN AUTOMATIC STORM WATER MANAGEMENT SYSTEM SHALL BE PROVIDED AND A FIVE (5)-LEAF PAID IN ACCORDANCE WITH A CONCEPT PLAN APPROVED BY THE CITY OF TAKOMA PARK.
7. THE SUBJECT PROPERTY IS CURRENTLY USED AS A SHOPPING CENTER WITH OFFICES.
8. A NATURAL RESOURCES INVENTORY/FOREST STAGE DELINEATION PLAN FOR THIS PROPERTY HAS BEEN APPROVED BY THE ENVIRONMENTAL PLANNING DIVISION OF THE M-DCPS ON MARCH 7, 2002 (P-4-030407).
9. THIS SITE IS LOCATED IN AN AREA WHICH IS TRIBUTARY TO SLUG CREEK. MOST OF THE SOUTHEASTERN DRAINAGE IS IN AN ENCLOSED PDC SYSTEM.
10. TAX MAP REFERENCE: J0341.
11. WISE COMPANIES: J0341.
12. PUBLIC UTILITY SERVICE WILL BE PROVIDED BY THE WASHINGTON GAS LIGHT COMPANY, VERIZON, COMCAST CABLE AND POTOMAC ELECTRIC POWER COMPANY.
13. THIS DEVELOPMENT IS TO BE SERVED BY A 14' WIDE ONE-WAY PRIVATE STREET.
14. TRASH COLLECTION VIA INDIVIDUAL TRASH RECYCLES.
15. WATER, SEWER AND PUBLIC UTILITIES LAYOUTS HAVE BEEN ESTABLISHED OVER THE AREA OF THIS PRIVATE PROPERTY. ADDITIONAL LAYOUTS MAY BE REQUIRED FOR UTILITIES, STORM WATER MANAGEMENT, ACCESS, ETC.
16. FLOOR ELEVATIONS SHOWN ARE BASED ON ARCHITECTURAL DESIGNS FOR MAKE-OUT CONDITIONS TO LAUREL AND EASTERN AVENUE.
17. SEE FOREST CONSERVATION AND SEEDMENT CONTROL PLAN FOR MORE ACCURATE INFORMATION ON CONSERVATION REQUIREMENTS, LIMITS OF DISTURBANCE, AND TREE PROTECTION.
18. SEE LANDSCAPE AND LIGHTING PLANS FOR DETAILS OF PLANTING DESIGNS, TREES, SITE LIGHTING, ETC.
19. THE SITE PLAN, LANDSCAPE PLAN AND LIGHTING PLAN ARE PREPARED AS THE "PRELIMINARY SET" FOR M-DCPS ON BEHALF OF THE MONTGOMERY COUNTY PLANNING BOARD. THEY DO NOT CONSTITUTE FINAL CONSTRUCTION PLANS FOR ALL SITE ELEMENTS.
20. NO CLEARING OR GRADING PRIOR TO M-DCPS APPROVAL OF SIGNATURE SET OF PLANS.

NOTE

PLEASE SEE SHEET 2 FOR AREA TABLE, ZONING INFORMATION, FURNISHING TABULATION, RECONSTRUCTION REQUIREMENTS, ADDITIONAL NOTES AND SITE DETAILS.

APPLICANT

ORCLOS PROPERTIES, LLC  
C/O MR. JOHN R. ORCLOS  
4835 LAUREL AVENUE, SUITE 100  
TAKOMA PARK, MARYLAND 20912  
PH: 202-273-4442

OWNER/DEVELOPER CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES AND REQUIREMENTS OF THIS PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

BY: ORCLOS PROPERTIES, LLC

DATE: \_\_\_\_\_ JOHN R. ORCLOS

SURVEYORS/ENGINEERS CERTIFICATION

WE HEREBY CERTIFY THAT THIS PLAN WAS BASED ON FIELD SURVEYS AND CORROBORATED WITH AVAILABLE INFORMATION OF RECORD AND TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE AND BELIEF IS ACCURATE.

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER  
MARYLAND NO. 148-0

DATE	10-21-08
DRAWN	PT
DATE	
SHEET	